

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

IN RE:	:	BANKRUPTCY NO. 23-10542-JCM
JAN AMBOYER WOOLISCROFT	:	
Debtor	:	
	:	CHAPTER NO. 7
JOSEPH B. SPERO, TRUSTEE	:	
Movant	:	Related to Document No.: <u>100</u>
	:	
	:	
v.	:	
	:	
NO RESPONDENT	:	

ORDER APPROVING RETENTION OF REALTOR
AND TERMINATION OF THE EMPLOYMENT OF THE PRIOR REALTOR

AND NOW, this 29th day of July, 2025, upon consideration of the *Application to Employ Realtor and Termination of the Employment of the Prior Realtor, (the "Application")*, it is **ORDERED, ADJUDGED and DECREED** as follows:

1. **Jennifer R. Funk, agent in the office of Regina Baldwin Realtor, with an office located at 5630 Peach Street, A13, Erie, Pennsylvania 16565** is hereby appointed, as of the date of the filing of the *Motion*, as ***Realtor for the Trustee, only***, and not as a dual agent, in this bankruptcy proceeding pursuant to the terms described in the Listing Agreement attached to the *Motion* for the purpose of acting as the Movant's Agent in connection with the sale of real estate located at **101 Beau Drive, Edinboro, Pennsylvania 16412**. A realtor commission in the amount of **six percent (6%)** of the sale price is tentatively approved, subject to final Court Order.

2. Professional persons or entites performing services in the above case are advised that approval of fees for professional services will be based on other factors as well, including results accomplished, the time and labor reasonably required by the professional to perform the task(s) involved, the customary fee for similar services, the time limitations imposed by the retention or the circumstances encountered while performing the services, the relationship of the services, if any, to the ultimate bid amount for the subject property, and the extent and nature of awards in similar cases. Tentative approval of the commission set forth above is premised on the understanding that the property will be sold at or near the list price as set forth in the *Motion*. Any deviation from the list price will be considered as a factor by the Court in setting final compensation in this matter.

3. Approval of any motion for appointment of a professional in which certain fees are requested for various identified professionals is not an agreement by the Court to allow such fees at the requested hourly rates, and is not a preapproval of compensation pursuant to *11 U.S.C. §328(a)*. Final compenstion, awarded only after notice and hearing, may be more or less than the requested amount based on application of the above criteria.

4. Notwithstanding anything to the contrary in the letter of engagement or agreement between Movant and the Realtor, this *Order* does not authorize the Realtor to retain or pay any outside counsel or other professional to assist the Realtor in this matter unless such is done at no expense to the Movant, directly or indirectly. Any other retention of, and payment to, an outside counsel or other professional is subject to prior approval of the Court.

5. Mark Hutchinson and Coldwell Banker Select are terminated as (the Prior) Realtor.

6. ***Movant shall serve the within Order on all interested parties and file a Certificate of Service.***



John C. Melaragno, Judge
United States Bankruptcy Court for the
Western District of Pennsylvania

SIGNED
7/29/25 1:55 pm
CLERK
U.S. BANKRUPTCY
COURT - WDPA

In re:
Jan Amboyer Wooliscroft
Debtor

Case No. 23-10542-JCM
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0315-1
Date Rcvd: Jul 29, 2025

User: auto
Form ID: pdf900

Page 1 of 2
Total Noticed: 1

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jul 31, 2025:

Recip ID	Recipient Name and Address
r	Jennifer R. Funk, Regina Baldwin Realtor, 5630 Peach Street, Suite A13, Erie, PA 16565

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jul 31, 2025

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on July 29, 2025 at the address(es) listed below:

Name	Email Address
Adam Bradley Hall	on behalf of Creditor PNC BANK NATIONAL ASSOCIATION amps@manleydeas.com
Denise Carlon	on behalf of Creditor PNC BANK NATIONAL ASSOCIATION dcarlon@kmlawgroup.com
Joseph B. Spero	sperofirm@sperolawoffice.com jspero@ecf.axosfs.com;legalmom18@hotmail.com
Joseph B. Spero	on behalf of Trustee Joseph B. Spero sperofirm@sperolawoffice.com jspero@ecf.axosfs.com;legalmom18@hotmail.com
Lauren Michaels	on behalf of Creditor Commonwealth of Pennsylvania Department of Revenue Bureau of Compliance lmichaels@attorneygeneral.gov
Lauren M. Lamb	on behalf of Debtor Jan Amboyer Wooliscroft julie.steidl@steidl-steinberg.com;courtdocs.sands@gmail.com;jsmith@steidl-steinberg.com;LambLR53037@notify.bestcase.com; rlager@steidl-steinberg.com;jsmalls@steidl-steinberg.com;bwilhelm@steidl-steinberg.com
Michael S. Jan Janin	on behalf of Creditor Gotham Collection Services Corp. mjanjanin@quinnfirm.com mmerritt@quinnfirm.com;mtrayer@quinnfirm.com;mmartinucci@quinnfirm.com;Janin.MichaelR117420@notify.bestcase.com

District/off: 0315-1

User: auto

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Total Noticed: 1

Office of the United States Trustee

ustpregion03.pi.ecf@usdoj.gov

TOTAL: 8